

BALANCE  
*by*  
DESIGN

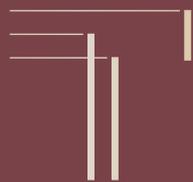
TRILLIUM  
LONDON W2

Berkeley  
Designed for life

THE BURTON

Berkeley  
Designed for life

BALANCE  
*by*  
DESIGN



TRILLIUM

LONDON W2

THE BURTON

Berkeley  
Designed for life

# DISCOVER *home*

Embrace a redefined lifestyle experience by Berkeley, where tranquil living effortlessly belongs in the vibrancy of the city.

---

Enter a thoughtful balance of exclusive amenities, crafted interiors and a heightened sense of well-being. <sup>01</sup>



CONTENTS

---

01	THE LOCATION	04
02	TRILLIUM	22
03	SERVICES & FACILITIES	36
04	STEP INSIDE	52
05	FLOORPLANS	74
06	BERKELEY	92
07	CONTACT	98

# THE *location*

Located on the edge of London's vibrant West End, Trillium offers an ideal blend of urban convenience and serene living. Its prime location and exceptional connectivity ensures that every essential amenity is within easy reach, providing the perfect balance of cosmopolitan energy and a tranquil retreat.





06



MARYLEBONE HIGH STREET



07

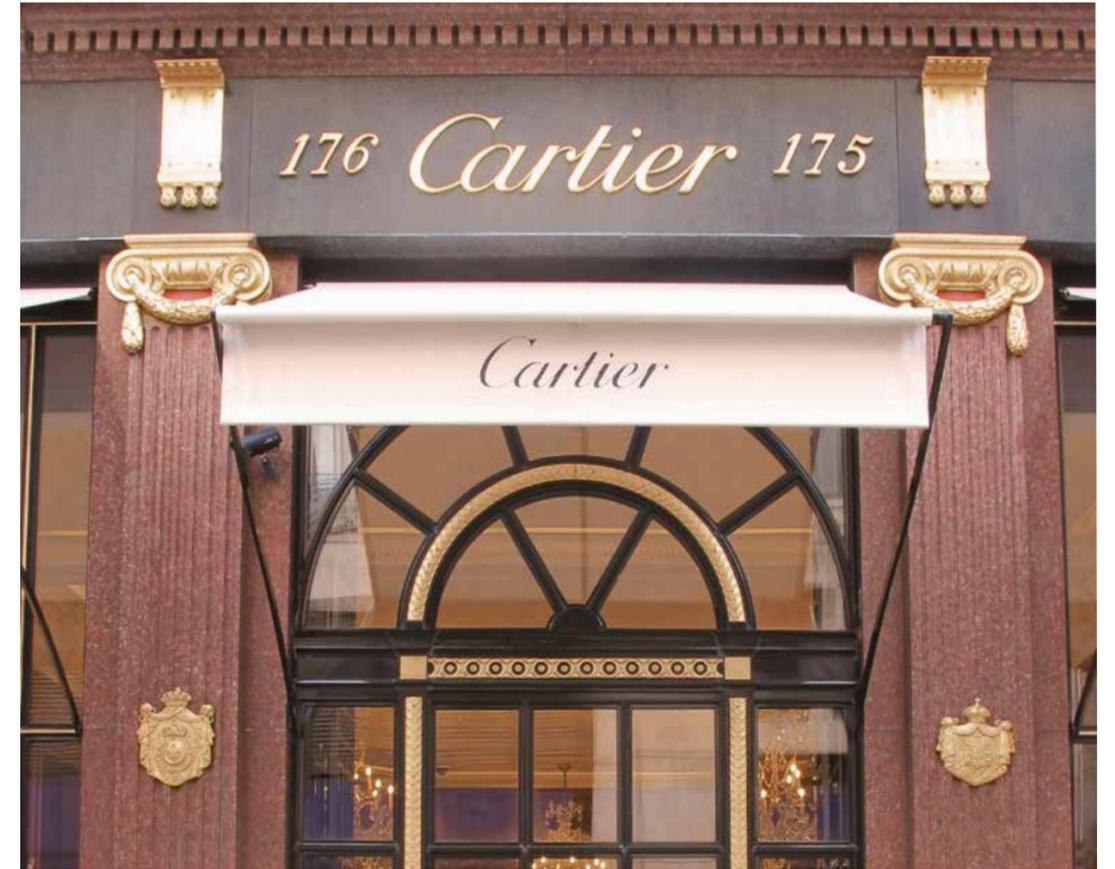
## UNIQUE *city* LIVING

Enjoy an abundance of artisan cafés, bars and restaurants, green spaces, cultural sights and entertainment, all within walking distance of Trillium.

Meander through the enchanting canals and waterside cafés of Little Venice, or explore the vibrant neighbourhoods of Mayfair and Soho, a hub for designer brands, acclaimed theatres, and renowned cultural institutions.

In the nearby area of Marylebone, enjoy cobbled streets filled with independent boutiques and charming cafés, offering a unique blend of high-end fashion and local craftsmanship in a quaint, village-like atmosphere.

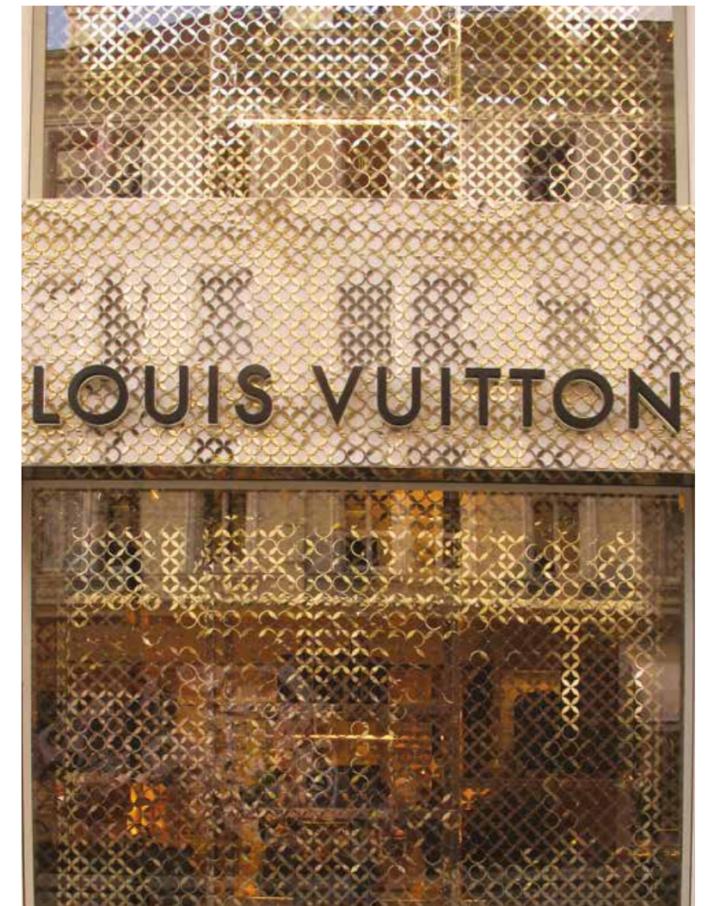
# EXCEPTIONAL *retail*



08

For those looking to explore London's retail landscape, the city's most iconic shopping locations are on your doorstep.

On New Bond Street, the heart of high-end fashion, you'll find flagship stores for prestigious brands such as Dior, Cartier, and Louis Vuitton, offering the latest in couture and timeless elegance. Just a short walk away, Oxford Street pulses with energy, home to renowned department stores like Selfridges and an array of global luxury labels.



09

Regent's Park



Marylebone



# TRILLIUM

LONDON W2

Bond Street



King's College  
London

Marble Arch /  
Hyde Park

University  
Of Westminster

Palace Of  
Westminster



Little Venice

Paddington  
Green

Selfridges

London Eye

Paddington  
Station

Paddington  
Basin





# CONNECTED *to the city and* BEYOND

Trillium's central location and close proximity to major transport hubs ensures fast and easy connections wherever your destination.

Edgware Road station, with its four Underground lines, is just a minute's walk from the development, while nearby Paddington station provides direct links to Heathrow Airport via the newly opened Elizabeth Line and the Heathrow Express.



# PERFECTLY *positioned*



WALKING



DRIVING



PUBLIC TRANSPORT

Edgware Road Station

**01**

Minute

Marble Arch

**08**

Minutes

Paddington Station

**04**

Minutes

Paddington Basin

**05**

Minutes

Marylebone High Street

**10**

Minutes

Oxford Circus\*

**18**

Minutes

Paddington Station

**08**

Minutes

Victoria & Albert Museum

**15**

Minutes

Bond Street\*

**22**

Minutes

Little Venice

**15**

Minutes

Buckingham Palace

**15**

Minutes

Waterloo\*

**15**

Minutes

Regent's Park

**17**

Minutes

The Royal Albert Hall

**18**

Minutes

Heathrow\*

**31**

Minutes

14

15

All distances or journey / travel times listed above are approximate and may not be direct. Where applicable, times have been established using relevant sources ([maps.google.co.uk](https://maps.google.co.uk), [nationalrail.co.uk](https://nationalrail.co.uk) and <https://tfl.gov.uk/>). \*These destinations are not direct.



# EDUCATION *meets* CONVENIENCE



 IMPERIAL COLLEGE LONDON RANKED UNIVERSITY OF THE YEAR FOR GRADUATE EMPLOYMENT.\*<sup>1</sup>

**11%** OF GLOBAL INTERNATIONAL STUDENTS ARE ATTRACTED TO STUDYING IN THE UK, OUTSHINING CITIES LIKE SINGAPORE, NEW YORK AND DUBAI.\*<sup>2</sup>

 UNIVERSITY OF LONDON RANKED UNIVERSITY OF THE YEAR **2024**\*<sup>3</sup>

**40%** OF THE WORLD'S TOP UNIVERSITIES ARE IN THE UK INCLUDING CAMBRIDGE & OXFORD.\*<sup>2</sup>

With prestigious schools and universities close to home, residents benefit from a vibrant educational landscape at their doorstep.

UNIVERSITIES	DISTANCE	TUBE* <sup>4</sup>	CAR* <sup>4</sup>
University College London	2.74 km	07	11
University of London	2.74 km	09	11
University of Westminster	2.57 km	11	10
London Business School	1.77 km	12	08
Imperial College London	3.38 km	19	10
King's College London	5.31 km	24	23
London School of Economics	4.82 km	32	24



Scan to discover the full Education Guide

\*1 The Times and Sunday Times Good University Guide 2025 \*2 Oxford Economics Report \*3 The Times and Sunday Times Good University Guide 2024

\*4 Time in minutes

# AN OASIS *in the heart of* LONDON

18

Positioned between Hyde Park and Regent's Park, Trillium is a welcome addition to the landscape of green spaces and public realm in the residential oasis that is Paddington Green.

Whether meandering through peaceful gardens, taking a morning run along tree-lined avenues, or relaxing by the calm canals, Trillium serves as a perfect gateway to London's most cherished natural sanctuaries.



19



# TRILLIUM

Rising elegantly beside Paddington Green, Trillium offers residents stunning views of the London skyline. The development features Mannhattans, 1-4 bedroom apartments, and penthouses, all enhanced by exceptional amenities, landscaped public spaces and thoughtfully designed outdoor areas.

# ELEVATED *urban* LIVING

Joining the esteemed West End Gate development, Trillium presents a trio of elegant towers: The Burton, The Austin and The Ayrton. Set to redefine the Westminster skyline, The Ayrton will be the tallest residential tower.

25

24

# A NEW *London* ICON



Set within 1.1 acres of public realm, with approximately 11,366 sq. ft. of commercial space on the ground level and the pedestrianisation of Newcastle Place, Trillium brings together connectivity, convenience and tranquillity.

Site map is not to scale, indicative only and subject to change and planning. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. A select number of Affordable Homes will be located in The Austin, with a percentage of Social Housing being located in The Ayrton. Please speak to a sales consultant for more information.





Image from BradyWilliams



Image from Squire & Partners

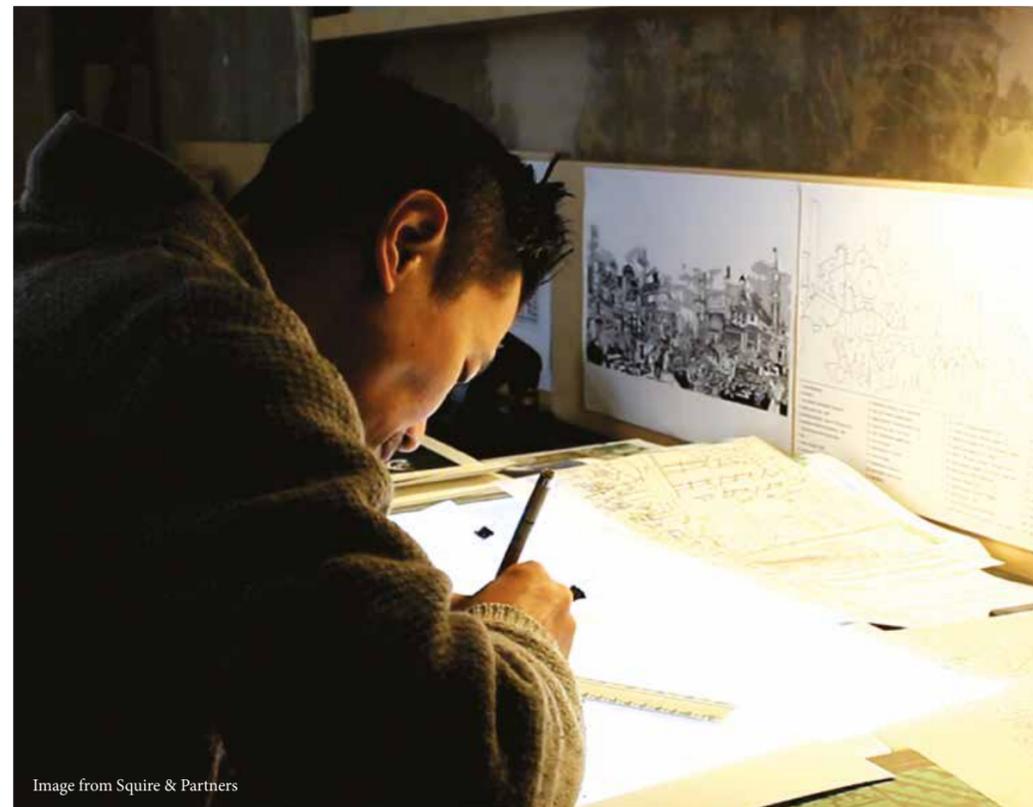


Image from Squire & Partners

# DESIGNED *with three* ELEMENTS

Designed by architects Squire & Partners, with interiors by BradyWilliams, Trillium embodies balance by design.

Trillium's architectural design integrates community, landscape and modern living through three key elements: the welcoming Green Vein, the elegantly crafted Mansion Blocks and the iconic Gateway Tower.

Together, these elements create a cohesive and vibrant environment that embodies both functionality and a sense of place.

# ELEGANT *natural* SPACE

The Mansion inspired Blocks draw inspiration from the architectural heritage of Maida Vale, featuring well-proportioned façades and high-quality materials, complemented by thoughtfully landscaped surroundings that blend historical context with contemporary living.





# YOUR *urban* RETREAT

At the heart of Trillium's design is the Green Vein, a vibrant and welcoming space with new pedestrian pathways that seamlessly connect Trillium Square to Paddington Green.

# AT ONE *with* NATURE

From Trillium Square to Newcastle Place, each area is infused with art, water features and natural play elements, contributing to an engaging and restorative environment.

34

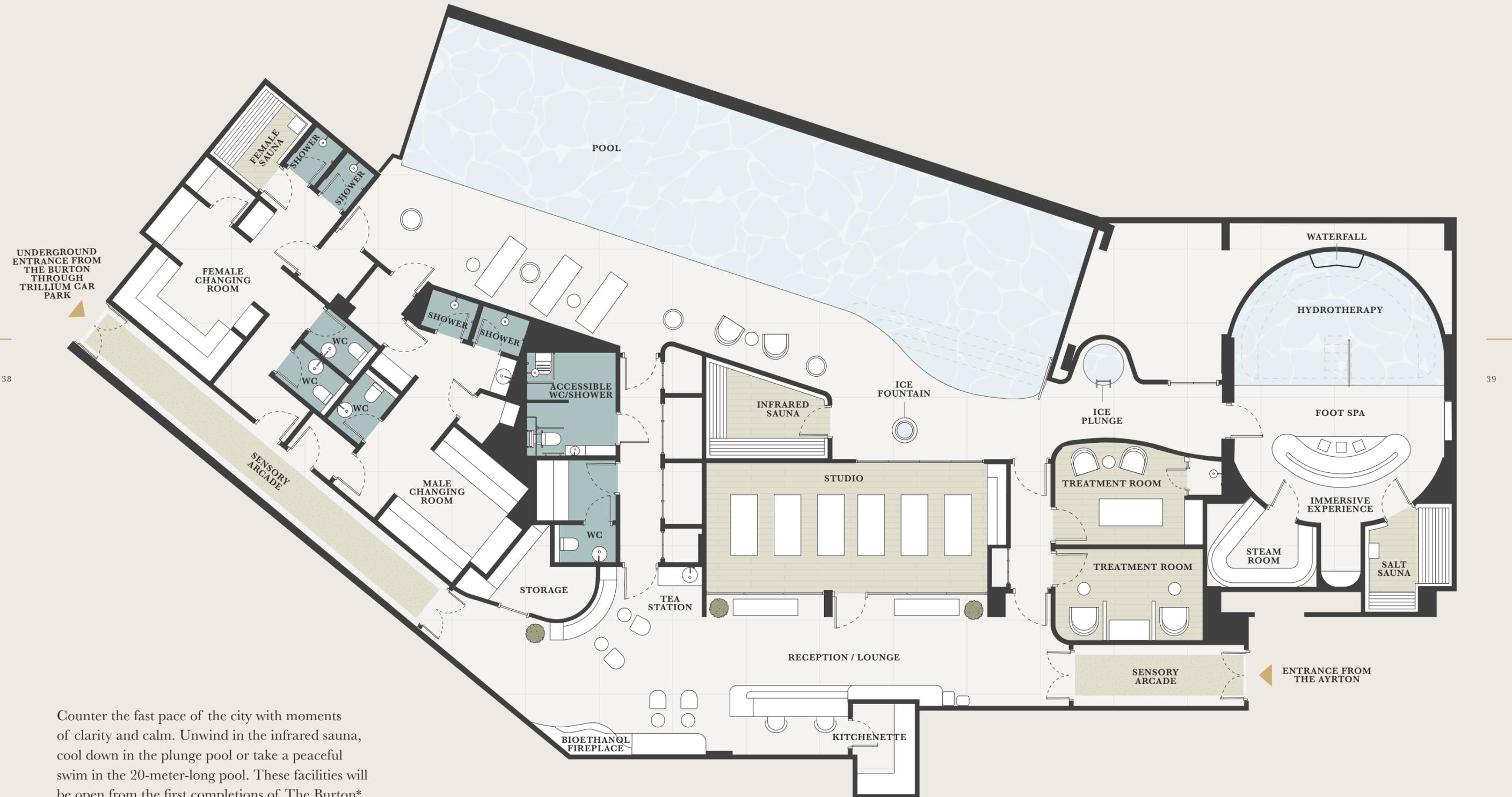
35

# SERVICES & facilities

Trillium offers exquisite amenities designed for relaxation and recreation, including a private swimming pool, hydro pool, wellness suite, private dining room, co-working facility and expansive landscaped open spaces.



# AMENITIES TO *relax and* REJUVENATE



Counter the fast pace of the city with moments of clarity and calm. Unwind in the infrared sauna, cool down in the plunge pool or take a peaceful swim in the 20-meter-long pool. These facilities will be open from the first completions of The Burton\*.

Floorplan is not to scale, indicative only and subject to change and planning. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

\*For completion dates, please review the occupation strategy, subject to change.

The West End Gate Gym Facilities can also be used by Trillium residents.

# CALMNESS *envelops the* SENSES

Residents can enjoy exclusive access to a complete wellness suite, including a 20-meter-long pool, hydrotherapy and wellness spaces.

A SERENE  
*haven of*  
CALM



42

43



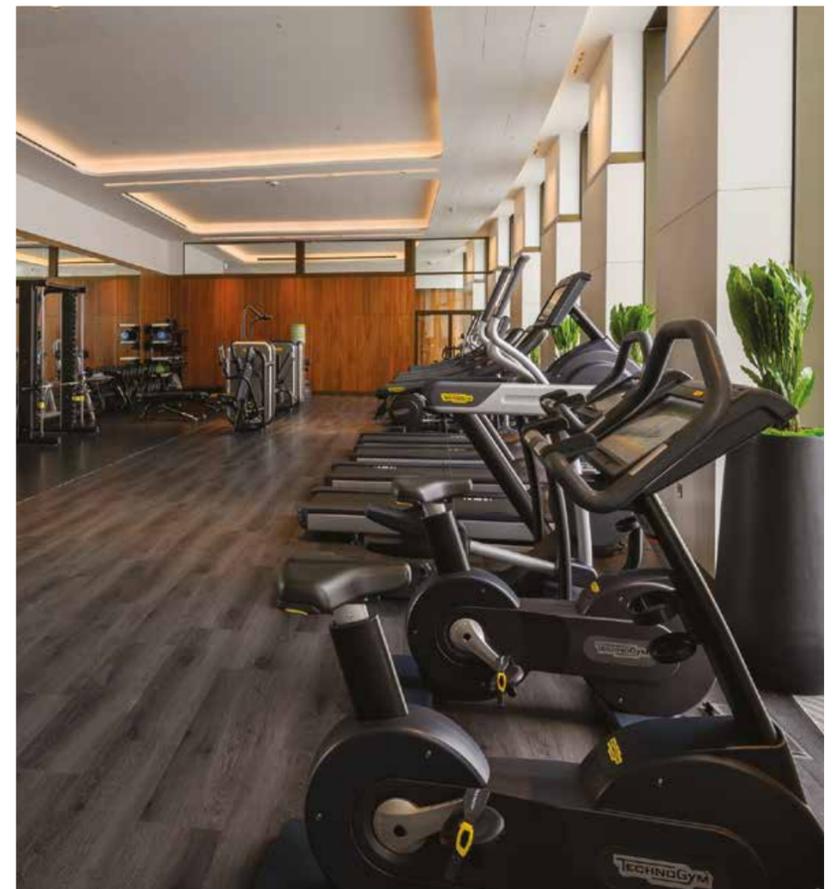
THE SPA

MIND  
*body and*  
SPIRIT



EXCLUSIVE  
*gym access*

Residents of Trillium can enjoy access to the Gym facilities at the neighbouring West End Gate development.



# PRIVATE *co-working* SPACES

48 Trillum's communal and private co-working spaces offer the perfect place in which to come together with friends, family and colleagues.



# EXCLUSIVE *private* DINING

For that special occasion or significant celebration, Trillium's private dining is bespoke to you.

50

51

# STEP *inside*

Guided by aspirations of relaxation, contemplation and calm, every element of a Trillium interior instills these priceless qualities.



# EMBRACE

*sophistication*

54

From Manhattans to penthouses, Trillium homes blend luxury and functionality, featuring bespoke joinery, premium kitchens, and wellness-focused design.



55



# MINDFUL *London* LIVING

A serene sanctuary by BradyWilliams, where space, design and light create a haven for holistic living. Crafted for the city, it offers a seamless escape from urban energy into a calming blend of texture, contrast, and light, restoring balance and harmony.

56

57



58



“

Slow design was fundamental to Trillium. BradyWilliams deliberately focussed on the individual's relationship to their space and its seamless connection to the communal interiors and surrounding environment. Each element has been meticulously crafted to evoke calm and harmony, with every detail thoughtfully curated to enrich the overall experience.

EMILY WILLIAMS  
LEAD DESIGNER



59



# LUXURIOUSLY *quiet*

61

Each Trillium kitchen offers the perfect balance of style and practicality, with tailored combinations of finishes and materials. Porcelain bright whites and earthy London textures in bespoke combinations complement beautifully crafted cabinetry, lighting and flooring.

# EXQUISITE *joinery*

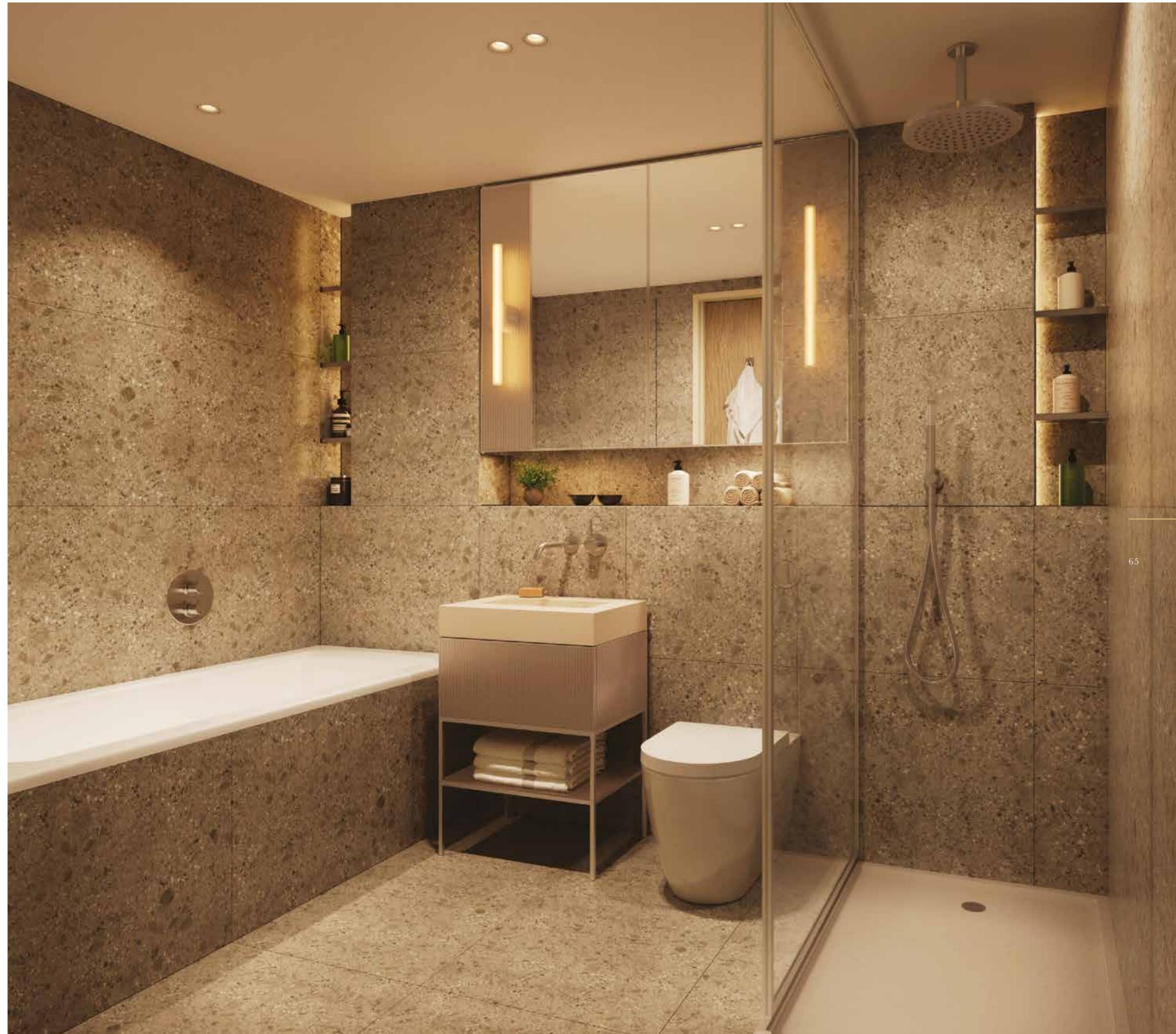
Crafted from European Oak, the joinery and herringbone parquet convey the essence of British design with a timeless and luxurious envelope from the moment you step inside.

# INDULGENT *retreats*

64

Trillium bathrooms seamlessly blend indulgence and functionality, with bespoke finishes and premium fixtures that transform each space into a spa-time sanctuary.

For an added element of luxury, an optional infrared shower provides a rejuvenating, therapeutic experience.



65

# SERENITY *in the* CITY

Private outdoor spaces with sweeping views over the iconic London skyline offer an exclusive retreat that embodies quiet luxury and modern living.

66

67





# ELEGANCE *in every* DETAIL

Large open-plan living areas encourage residents to curate their homes in a way that reflects their unique tastes and lifestyles. Optional fireplaces imbue warmth and character, while meticulous space planning enhances both functionality and comfort.

# FINISHING *and* SPECIFICATION

## KITCHEN

Individually designed layouts

Composite work surfaces and matching full height splashback (options available, subject to cut-off dates)

Stainless steel under mount bowl sink with stainless steel mixer tap and drainer grooves

Combination of a metal effect finish to selected cabinet doors, with timber effect or lacquered finishes to remaining cabinets (options available, subject to cut-off dates)

LED downlights and concealed lighting, where appropriate

Concealed multi-gang appliance panel. Brushed stainless steel socket outlets above work surfaces where appropriate

MIELE induction hob

MIELE multi-function oven

MIELE combination microwave oven to selected units

MIELE integrated fridge/freezer

MIELE integrated multi-function dishwasher

Integrated recirculation extractor hood

Space saving recycling bins

Extract ventilation

## BATHROOM

Brushed chrome concealed thermostatic mixer / diverter with hand-held shower over bath

Floor standing vanity basin unit incorporating low level storage

Brushed chrome basin mixer taps

White bath with bath filler, waste overflow and brushed chrome overhead shower

Bespoke wall mounted mirrored vanity unit

Shaver socket and concealed LED lighting

White standing WC pan with soft close seat, concealed cistern and dual flush button

Stainless steel heated towel bars

Porcelain tile finishes to selected walls (options available, subject to cut-off dates)

Porcelain matt finish floor tiles (options available, subject to cut-off dates)

Extract ventilation

Accessories including toilet roll holder and robe hook

## HEATING / COOLING

Heating and hot water from a communal system individually metered

Water / Electric supply to all apartments will be individually metered

Comfort cooling and heating in living room and bedrooms

Whole house ventilation system incorporating heating recovery



Computer Generated Image is indicative only.

## ELECTRICAL FITTINGS

LED / energy efficient down lighters throughout

Wiring for future pendant lighting by purchaser provided to living area

LED lighting to utility / services / coat cupboards (where appropriate)

Television points to living room and bedroom one

Telephone and data points in living area

Dimmer light switches where applicable

White metal switches and sockets generally. Brushed stainless steel switches and sockets in kitchen area

## INTERIOR FINISHES

Lacquered entrance door with pewter effect door handle

Timber veneer internal door finish with pewter effect door handles and painted architraves

White painted skirting throughout

Wardrobe with hinged doors to bedroom one - internal fittings include rail, shelf, concealed lighting

Engineered timber herringbone floor finish to reception room, kitchen and hallway (options available, subject to cut-off dates)

Carpet floor finishes in bedroom

Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes if required. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material and / or brand specified. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

## SECURITY

Video entry system viewed by individual apartment handset / screen

Power and telephone points provided in all apartments - wireless intruder alarm to be fitted at a later date by purchaser

All apartments supplied with mains supply smoke detectors, heat detectors and fitted with domestic sprinkler systems

Multi-point locking and spy hole viewer fitted to all apartment entrance doors

Hardwired doorbell in all apartments

## EXTERNAL AREAS

Metal railings to balconies and terraces

Porcelain floor finishes and low-level lighting to all balconies

## CAR PARKING

A general right to park within the managed CCTV-monitored parking area is available by separate negotiation

## MANAGEMENT

A management company will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned

## LIFT LOBBIES / COMMUNAL HALLWAYS

Carpet floor finishes and painted lift lobby walls

Porcelain tiled floor and painted walls to car park levels

## LIFTS

Passenger lifts serve all residential floor levels

Direct access to underground parking level

Lifts are fob-accessed, allowing residents direct access to their apartment or penthouse floor only

## PEACE OF MIND

999 year lease



# THE *floorplans*

Trillium offers a stunning collection of homes designed to accommodate every preference.



Please scan this QR code to view the floorplans.



# THE BURTON

## *apartment schedule*

TYPE	APARTMENT	FLOOR	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA		PAGE
			SQ_M	SQ_FT	SQ_M	SQ_FT	
MANHATTAN							
D	I.01.03, I.02.03, I.03.03, I.04.03, I.05.03, I.06.03, I.07.03, I.08.03, I.09.03, I.10.03, I.11.03, I.12.03, I.13.03, I.14.03	1 - 14	38	409	4	43	78
ONE BEDROOM							
E	I.01.04, I.02.04, I.03.04, I.04.04, I.05.04, I.06.04, I.07.04, I.08.04, I.09.04, I.10.04, I.11.04, I.12.04, I.13.04, I.14.04	1 - 14	50	538	5	53	79
I	I.15.03, I.16.03, I.17.03, I.18.03, I.19.03, I.20.03, I.21.03, I.22.03	15 - 22	57	613	5	53	80
J	I.15.04, I.16.04, I.17.04, I.18.04, I.19.04, I.20.04, I.21.04, I.22.04	15 - 22	53	570	5	53	81
G	I.01.06, I.02.06, I.03.06, I.04.06, I.05.06, I.06.06, I.07.06, I.08.06, I.09.06, I.10.06, I.11.06, I.12.06, I.13.06, I.14.06	1 - 14	50	538	5	53	82



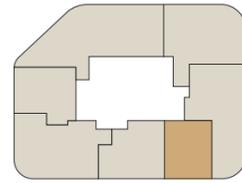
TYPE	APARTMENT	FLOOR	TOTAL INTERNAL AREA		TOTAL EXTERNAL AREA		PAGE
			SQ_M	SQ_FT	SQ_M	SQ_FT	
TWO BEDROOM							
A	I.01.01, I.02.01, I.03.01, I.04.01, I.05.01, I.06.01, I.07.01, I.08.01, I.09.01, I.10.01, I.11.01, I.12.01, I.13.01, I.14.01, I.15.01, I.16.01, I.17.01, I.18.01, I.19.01, I.20.01, I.21.01, I.22.01	1 - 22	82	882	8	86	83
B	I.01.02	1	72	775	7	75	84
C	I.02.02, I.03.02, I.04.02, I.05.02, I.06.02, I.07.02, I.08.02, I.09.02, I.10.02, I.11.02, I.12.02, I.13.02, I.14.02, I.15.02, I.16.02, I.17.02, I.18.02, I.19.02, I.20.02, I.21.02, I.22.02	2 - 22	72	775	7	75	85
F	I.01.05, I.02.05, I.03.05, I.04.05, I.05.05, I.06.05, I.07.05, I.08.05, I.09.05, I.10.05, I.11.05, I.12.05, I.13.05, I.14.05	1 - 14	74	796	8	86	86
THREE BEDROOM							
H	I.01.07, I.02.07, I.03.07, I.04.07, I.05.07, I.06.07, I.07.07, I.08.07, I.09.07, I.10.07, I.11.07, I.12.07, I.13.07, I.14.07, I.15.06, I.16.06, I.17.06, I.18.06, I.19.06, I.20.06, I.21.06, I.22.06	1 - 22	101	1,087	9	96	87
K	I.15.05, I.16.05, I.17.05, I.18.05, I.19.05, I.20.05, I.21.05, I.22.05	15 - 22	109	1,173	8	86	88



# MANHATTAN

*apartment*

TYPE D



FLOORS 1 - 14



Hyde Park



LIVING / DINING	3.0m x 3.6m	9'10" x 11'10"
KITCHEN	1.9m x 2.0m	6'3" x 6'7"
BEDROOM 1	3.1m x 3.6m	10'2" x 11'10"
BALCONY	2.3m x 5.9m	7'5" x 19'6"
<b>TOTAL INTERNAL AREA</b>	<b>38 SQ M</b>	<b>409 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>4 SQ M</b>	<b>43 SQ FT</b>

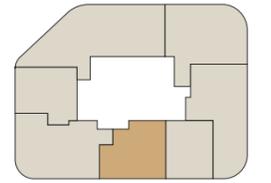
KEY  
**W:** Wardrobe  
**S:** Storage  
**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# ONE BEDROOM

*apartment*

TYPE E



FLOORS 1 - 14



Hyde Park



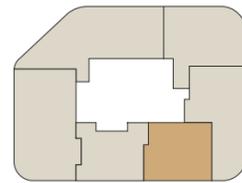
LIVING / DINING / KITCHEN	5.9m x 7.4m	19'4" x 24'3"
BEDROOM 1	2.9m x 4.2m	9'6" x 13'9"
BALCONY	2.4m x 1.9m	7'10" x 6'3"
<b>TOTAL INTERNAL AREA</b>	<b>50 SQ M</b>	<b>538 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>53 SQ FT</b>

KEY  
**W:** Wardrobe  
**S:** Storage  
**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# ONE BEDROOM

*apartment*

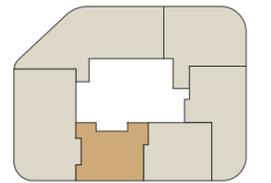


FLOORS 15 - 22

TYPE I

# ONE BEDROOM

*apartment*



FLOORS 15 - 22

TYPE J



Hyde Park



LIVING	3.1m x 3.5m	10'2" x 11'6"
DINING / KITCHEN	2.8m x 5.0m	9'2" x 16'5"
BEDROOM 1	3.1m x 4.6m	10'2" x 15'1"
BALCONY	2.4m x 2.1m	7'10" x 6'11"
<b>TOTAL INTERNAL AREA</b>	<b>57 SQ M</b>	<b>613 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>53 SQ FT</b>

KEY  
**W:** Wardrobe  
**S:** Storage  
**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Hyde Park



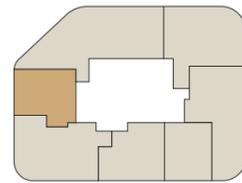
LIVING / DINING / KITCHEN	4.1m x 4.7m	13'5" x 15'5"
BEDROOM 1	4.0m x 3.0m	13'1" x 9'10"
BALCONY	2.4m x 1.9m	7'10" x 6'3"
<b>TOTAL INTERNAL AREA</b>	<b>53 SQ M</b>	<b>570 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>53 SQ FT</b>

KEY  
**W:** Wardrobe  
**S:** Storage  
**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# ONE BEDROOM

*apartment*



FLOORS 1 - 14

TYPE G



LIVING / DINING / KITCHEN	5.9m x 3.7m	19' 4" x 12' 2"
BEDROOM 1	4.3m x 3.1m	14' 1" x 10' 2"
BALCONY	2.0m x 2.4m	6' 7" x 7' 10"
<b>TOTAL INTERNAL AREA</b>	<b>50 SQ M</b>	<b>538 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>53 SQ FT</b>

KEY

**W:** Wardrobe

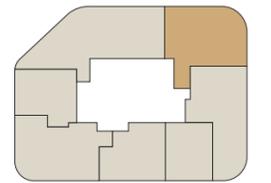
**S:** Storage

**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# TWO BEDROOM

*apartment*



FLOORS 1 - 22

TYPE A



LIVING / DINING / KITCHEN	5.0m x 5.6m	16' 5" x 18' 4"
BEDROOM 1	2.8m x 4.7m	9' 2" x 15' 5"
BEDROOM 2	3.2m x 3.8m	10' 6" x 12' 6"
BALCONY	4.0m x 2.4m	13' 1" x 7' 10"
<b>TOTAL INTERNAL AREA</b>	<b>82 SQ M</b>	<b>882 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>86 SQ FT</b>

KEY

**W:** Wardrobe

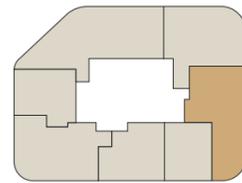
**S:** Storage

**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# TWO BEDROOM apartment

TYPE B



FLOOR 1



84



LIVING / DINING / KITCHEN	4.4m x 5.8m	14'5" x 19'0"
BEDROOM 1	5.1m x 2.8m	16'9" x 9'2"
BEDROOM 2	3.8m x 3.1m	12'6" x 10'2"
BALCONY	3.9m x 2.1m	12'10" x 6'11"
<b>TOTAL INTERNAL AREA</b>	<b>72 SQ M</b>	<b>775 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>75 SQ FT</b>

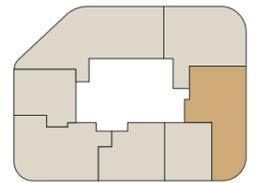
KEY

- W:** Wardrobe
- S:** Storage
- U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# TWO BEDROOM apartment

TYPE C



FLOORS 2 - 22



85



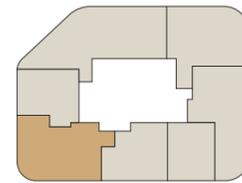
LIVING / DINING / KITCHEN	4.4m x 5.8m	14'5" x 19'0"
BEDROOM 1	5.1m x 2.8m	16'9" x 9'2"
BEDROOM 2	3.8m x 3.1m	12'6" x 10'2"
BALCONY	3.9m x 2.1m	12'10" x 6'11"
<b>TOTAL INTERNAL AREA</b>	<b>72 SQ M</b>	<b>775 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>7 SQ M</b>	<b>75 SQ FT</b>

KEY

- W:** Wardrobe
- S:** Storage
- U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

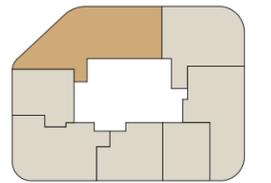
# TWO BEDROOM apartment



FLOORS 1 - 14

TYPE F

# THREE BEDROOM apartment



FLOORS 1 - 22

TYPE H

Little Venice



Paddington Green

Hyde Park



LIVING / DINING / KITCHEN	6.5m x 4.6m	21'4" x 15'1"
BEDROOM 1	4.8m x 2.8m	15'9" x 9'2"
BEDROOM 2	4.0m x 2.9m	13'1" x 9'6"
BALCONY	4.0m x 2.2m	13'1" x 7'3"
<b>TOTAL INTERNAL AREA</b>	<b>74 SQ M</b>	<b>796 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>86 SQ FT</b>

KEY

- W:** Wardrobe
- S:** Storage
- U:** Utility

Regent's Park



Little Venice



LIVING / DINING	5.7m x 4.7m	18'8" x 15'5"
KITCHEN	2.8m x 2.9m	9'2" x 9'6"
BEDROOM 1	2.8m x 4.7m	9'2" x 15'5"
BEDROOM 2	3.4m x 3.5m	11'2" x 11'6"
BEDROOM 3	3.2m x 3.8m	10'6" x 12'6"
BALCONY	3.7m x 3.2m	12'2" x 10'6"
<b>TOTAL INTERNAL AREA</b>	<b>101 SQ M</b>	<b>1,087 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>9 SQ M</b>	<b>96 SQ FT</b>

KEY

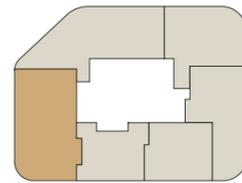
- W:** Wardrobe
- S:** Storage
- U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

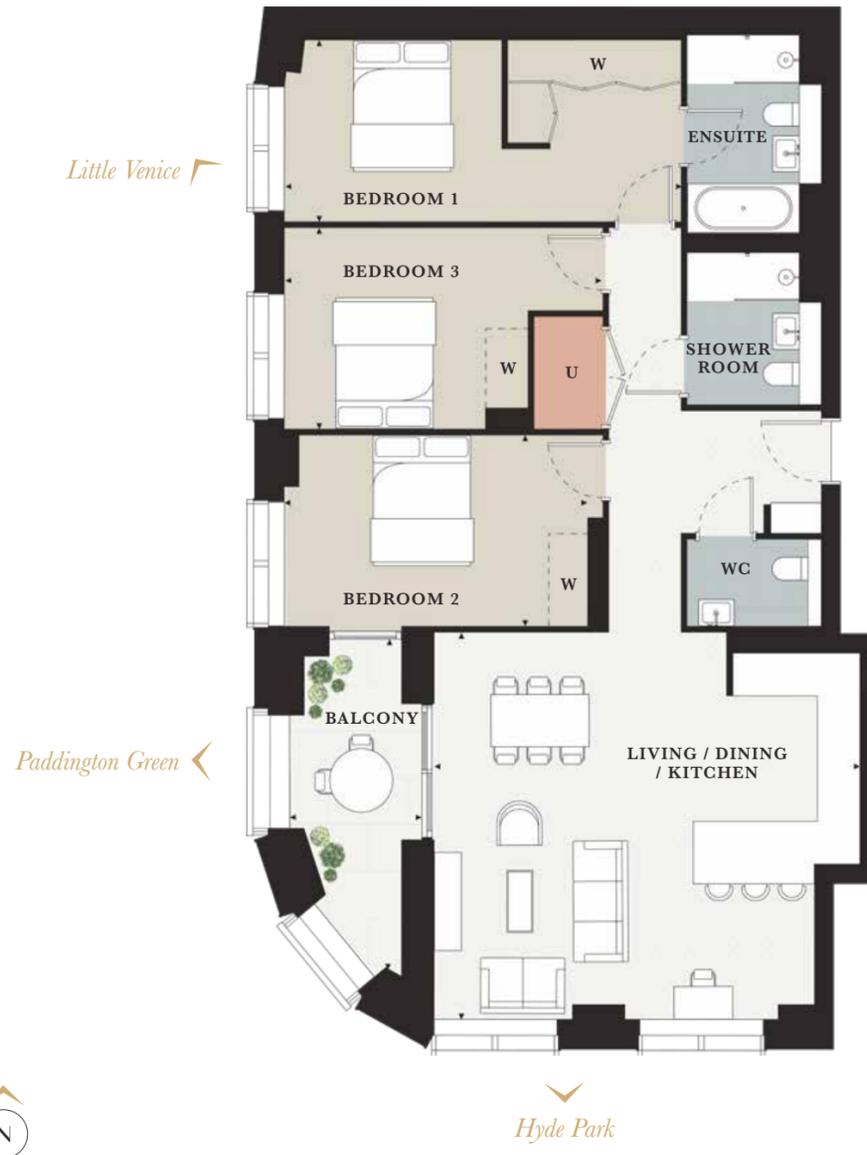
Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

# THREE BEDROOM *apartment*

TYPE K



FLOORS 15 - 22



LIVING / DINING / KITCHEN	6.5m x 5.9m	21'4" x 19'4"
BEDROOM 1	6.0m x 2.8m	19'8" x 9'2"
BEDROOM 2	4.6m x 2.9m	15'1" x 9'6"
BEDROOM 3	4.9m x 3.1m	16'1" x 10'2"
BALCONY	2.0m x 5.1m	6'7" x 16'9"
<b>TOTAL INTERNAL AREA</b>	<b>109 SQ M</b>	<b>1,173 SQ FT</b>
<b>TOTAL EXTERNAL AREA</b>	<b>8 SQ M</b>	<b>86 SQ FT</b>

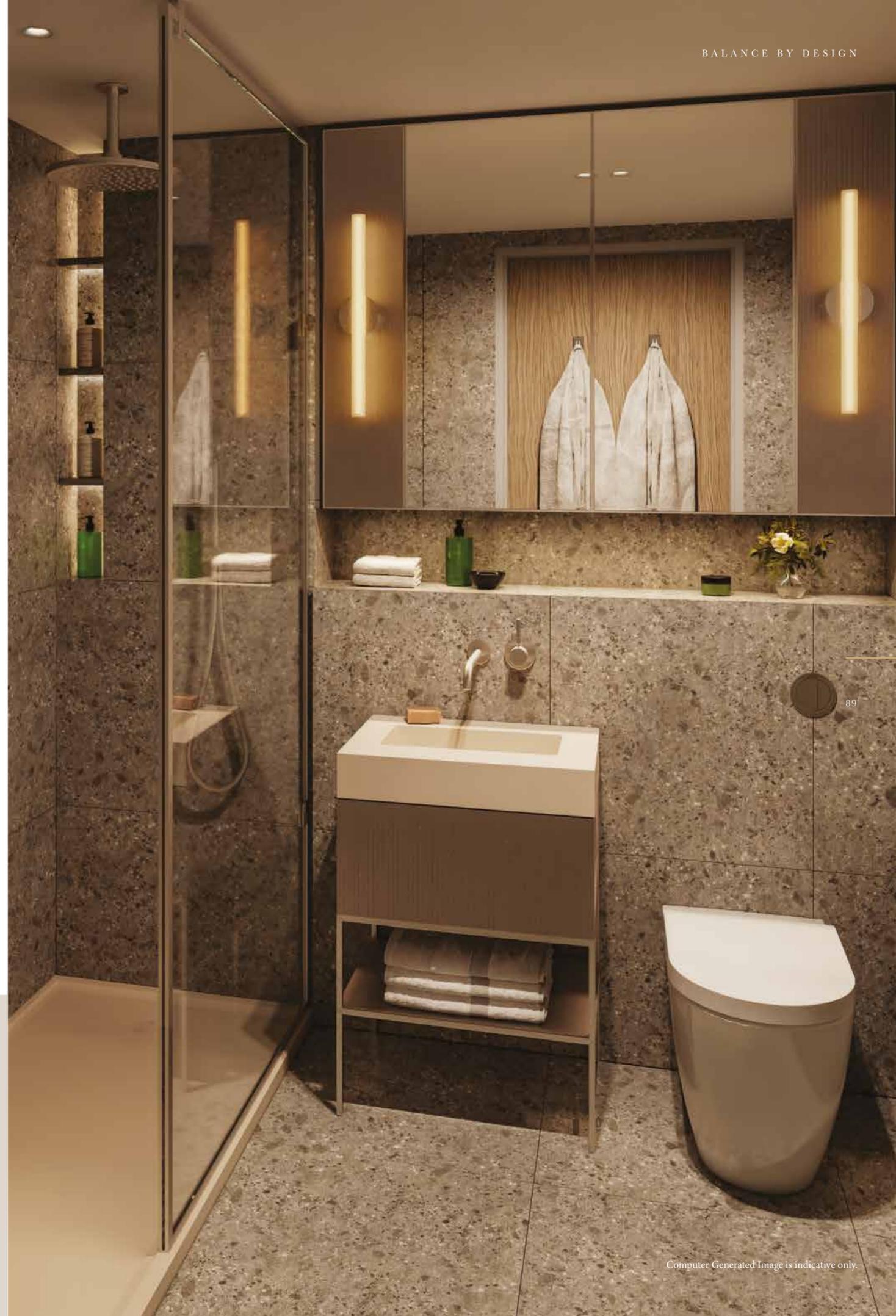
KEY

**W:** Wardrobe

**S:** Storage

**U:** Utility

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



Computer Generated Image is indicative only.

# TAILORED *to you*

90

We offer a range of customisable options to ensure your home is perfectly tailored to your unique tastes and lifestyle.

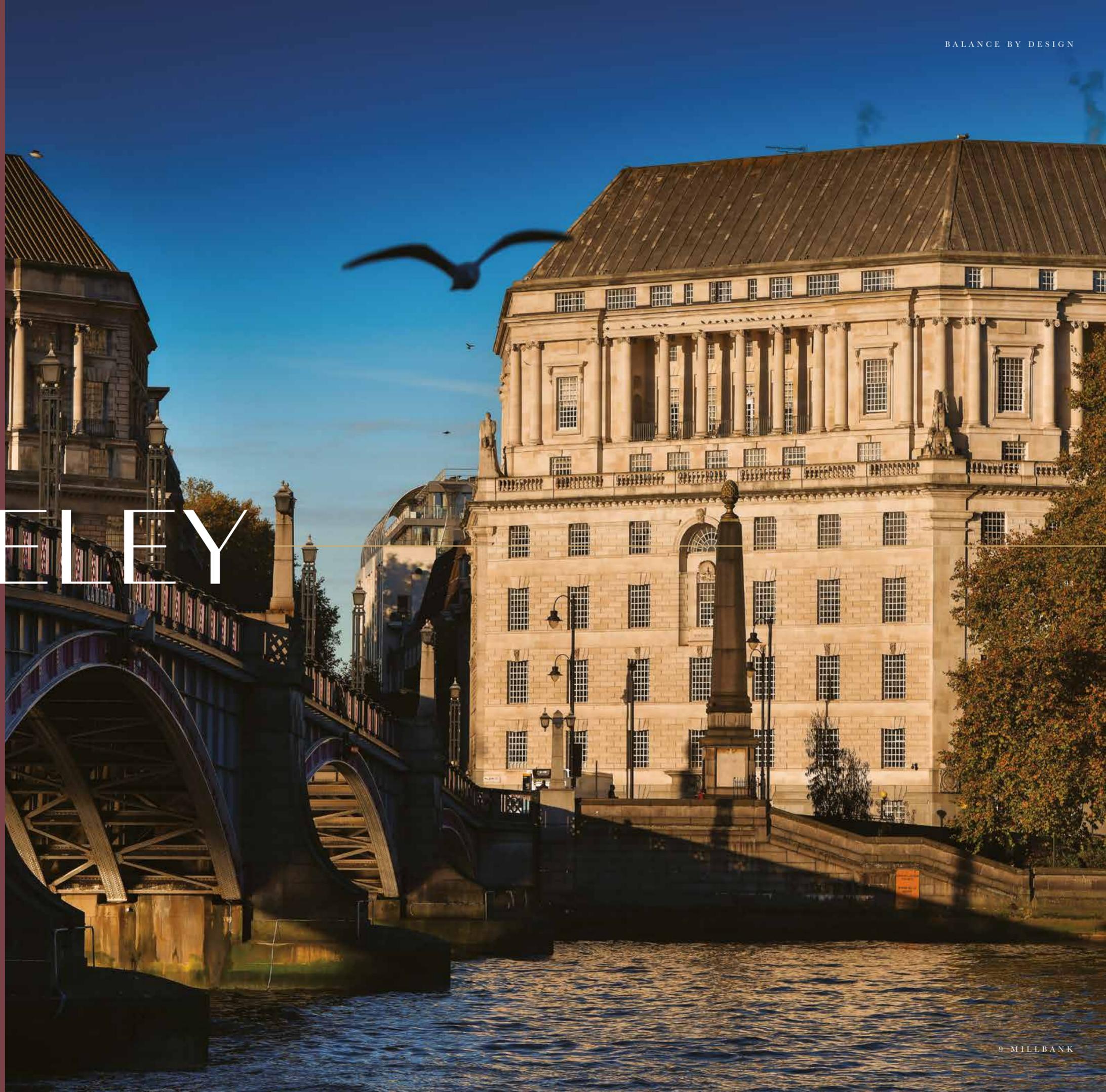
From selecting your preferred floorplan to choosing finishes and fixtures, you have the freedom to truly make your home yours.



91

# BERKELEY

When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.



# DESIGNED *for life*

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence.

## Quality Is At The Heart Of Everything We Do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the ten-year warranty all new homes receive, Berkeley operates a two-year policy with dedicated Customer Service teams on hand to deal with enquiries quickly and effectively.

## Unparalleled Choice Of Homes In The Most Sought After Locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

## Green Living And Sustainable Development Is Top Of Our Agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. We always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy-efficient white goods.

## Customer Service Is Our Priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

## A Commitment To Creating Sustainable Communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in and build communities that will thrive today and for years to come.

## Our Commitment To Sustainable Living

Homes at Trillium benefit from:

- Energy-efficient design including a highly insulated building envelope.
- Energy-efficient appliances provided which will lower the running costs and carbon footprint of the home.
- Homes designed for low water consumption to preserve water resources.
- 100% low energy lighting.
- Santander cycles docks located nearby.
- A living roof will be installed on suitable roof spaces. This will contribute to increased levels of biodiversity on site.
- Electric car charging points provided to residents who purchase a Trillium parking space.
- Community plan in place to bring residents and the local community together.

# TRANSFORMING *tomorrow*



Please scan this QR code for more information on how we are transforming tomorrow.

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.

OUR VISION  
2030  
TRANSFORMING TOMORROW



## Transforming Places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

## Transforming Lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

## Transforming Nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

## Transforming Futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

# OUR *sustainability* PROMISE

## Nature And Biodiversity

Gardens, trees, flowers, hedges and water – these are the fundamentals of a natural environment that can be enjoyed by everyone. Our aim at Trillium is to deliver a biodiversity net gain of 224%. We will achieve this by creating natural habitats on the living roofs and green spaces at ground level, encouraging wildlife to flourish with rich and varied planting schemes.

## Waste And Recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated space saving recycling bins to make it easier for residents to separate and recycle waste.

## Water Efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads, which use less water without compromising convenience and comfort. This helps each home achieve a designed water use of 105 litres per person per day. Green roofs will help manage surface water runoff and rainwater harvesting will be used to help irrigate the gardens.

## Construction Process

As part of Our Vision 2030, the Berkeley Group is aiming to reduce emissions from direct operations by 50% between 2019 and 2030, achieve a year-on-year reduction in water use during construction, and divert 95% of waste from landfill (98% from 2025). We use modern methods of construction to help reduce the environmental impact of building our homes, and all materials are responsibly sourced, including timber which is all FSC or PEFC certified.

## Sustainable Transport

Trillium will provide secure cycle spaces and 17 EV charging points. Along with safe pedestrian routes along green streets, Trillium has been designed to encourage the use of sustainable methods of transport, to help improve local air quality, reduce carbon emissions and contribute to the health and well-being of residents.

## Low Carbon Homes

The development will be gas free, with an electric only heating and hot water system, enhanced levels of thermal insulation and all homes will be fitted with a master light switch by the front door. Low energy LED lighting will be used throughout and appliances will have high energy efficiency ratings. Smart meters will also be fitted to display energy consumption and help reduce usage.

## Noise Reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads and internal noise, including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Future-Proof Design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



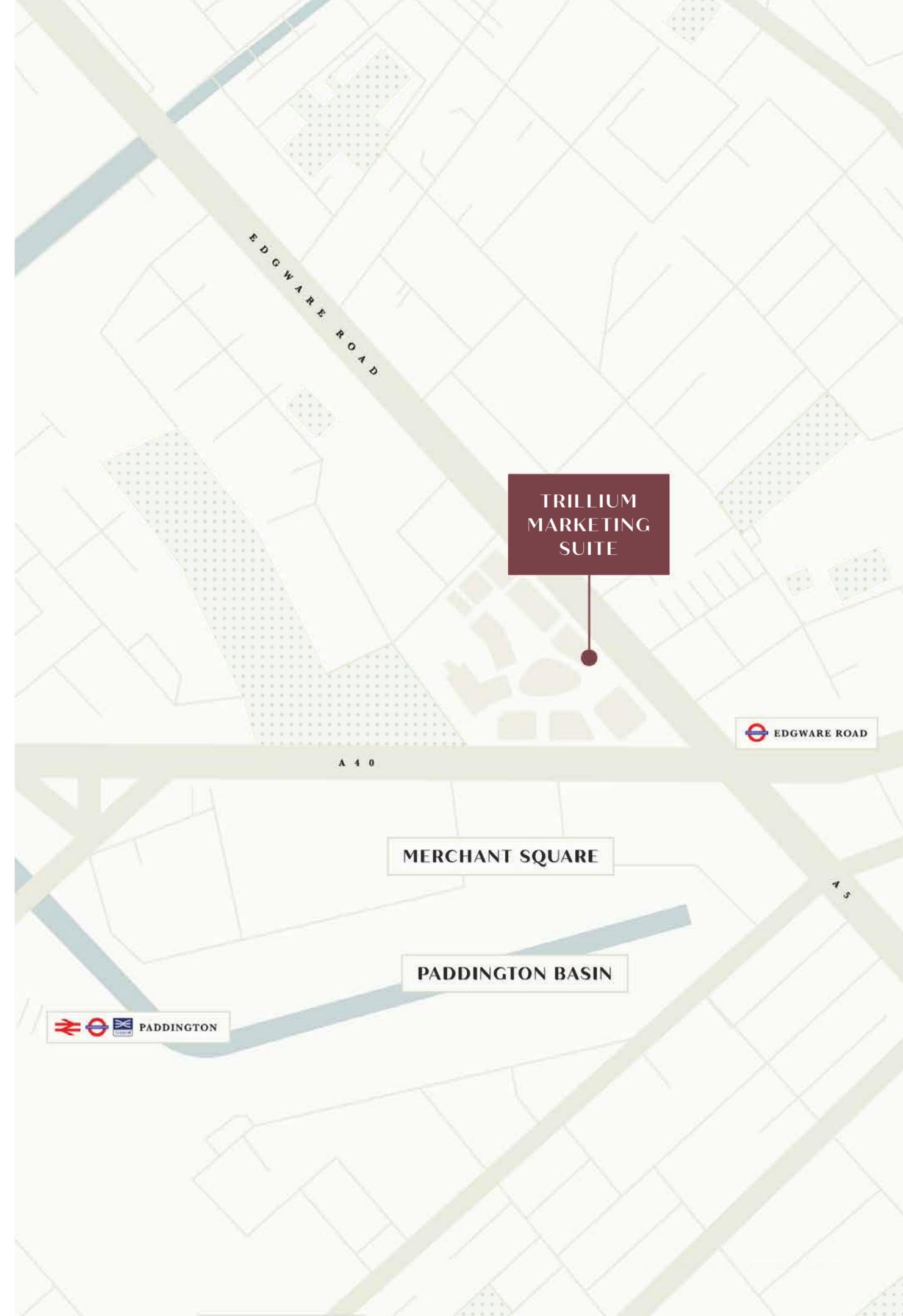
# CONTACT *us for more* INFORMATION

98

Find us at 285a Edgware Road, London, W2 1BY.  
Nearest Underground station: Edgware Road.

The Sales and Marketing suite is open seven days a week from 10am to 6pm. On Thursdays, the suite is open until 8pm.

Please email your request to [sales@trillium.london](mailto:sales@trillium.london) or call 020 3695 1184 to arrange an appointment.



# FIND YOUR *balance* AT TRILLIUM

---

100



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Trillium is a marketing name and will not necessarily form part of the approved postal address.

Applicants are advised to contact Berkeley to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. R456/52CA/0125

